

Chairperson Scott Hickle
Vice-Chairperson Pete Bienski
Parliamentarian Nancy Hardeman



Commissioners
Leo Gonzalez
Bobby Gutierrez
Kyle Incardona
Kevin Krolczyk
Prentiss Madison
Robert Swearingen

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JANUARY 15, 2015 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Hickle called the meeting to order at 6:07 p.m.

| Commissioners | Present | 2015 Regular Meetings Held | 2015 Regular Meetings Attended | Regular Meetings Held During Last 6 Months | Regular Meetings Attended During Last 6 Months |
|----------------------|----------------|-----------------------------------|---------------------------------------|---|---|
| Pete Bienski | Y | 1 | 1 | 9 | 9 |
| Leo Gonzalez | Y | 1 | 1 | 9 | 7 |
| Bobby Gutierrez | Y | 1 | 1 | 9 | 8 |
| Nancy Hardeman | Y | 1 | 1 | 9 | 9 |
| Scott Hickle | Y | 1 | 1 | 9 | 8 |
| Kyle Incardona* | N | 1 | 0 | 9 | 0 |
| Kevin Krolczyk | Y | 1 | 1 | 9 | 9 |
| Prentiss Madison | N | 1 | 1 | 9 | 8 |
| Robert Swearingen | Y | 1 | 1 | 9 | 9 |

* appointed to the Commission effective 1/1/2015

Staff Members Present: Mr. Martin Zimmermann, Planning Manager; Mr. Matthew Hilgemeier, Staff Planner; Ms. Lauren Crawford, First Assistant City Attorney; Mr. Scott Perkes, Planning Intern; and Mr. Randy Haynes, Senior Planner.

2. ELECTION OF PARLIAMENTARIAN, VICE-CHAIRPERSON AND CHAIRPERSON FOR 2015.

Commissioner Bienski moved to nominate Commissioner Hickle for Chairperson. Commissioner Hardeman seconded the motion and the motion passed unanimously.

Commissioner Hickle moved to nominate Commissioner Bienski for Vice-Chairperson and Commissioner Hardeman for Parliamentarian. Commissioner Gonzalez seconded the motion and the motion passed unanimously.

3. HEAR CITIZENS.

No citizens came forward.

4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

Ms. Lauren Crawford, First Assistant City Attorney, advised that Commissioner Hardeman had filed an affidavit for regular agenda item #9.a. and that Commissioner Hardeman will not participate in deliberation and voting on proposed amendment item no. 29 of Comprehensive Plan Amendment case no. CPA14-04.

5. CONSENT AGENDA.

a. Approval of minutes from the workshop and regular meetings on December 4, 2014 and from the special meeting on December 18, 2014.

b. Final Plat FP14-22: Stonebrier Subdivision – Phase One

Proposed Final Plat of Stonebrier Subdivision - Phase One, being 5.92 acres of land out of John Austin League, A-2, located at the west corner of F.M. 1179 and Riverstone Drive in Bryan, Brazos County, Texas. (M. Zimmermann)

Commissioner Madison moved to approve the Consent Agenda. Commissioner Krolczyk seconded the motion. The motion passed unanimously.

6. REQUESTS RELATED TO 0.4812 ACRES OF LAND ADJOINING THE SOUTHWEST SIDE OF NAGLE STREET, ACROSS FROM ITS INTERSECTION WITH FOCH STREET AND CURRENTLY ADDRESSED AS 4336 AND 4400 NAGLE STREET IN BRYAN, BRAZOS COUNTY, TEXAS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; applicants may direct appeals to the planning variance to City Council).

a. Planning Variance PV15-01: Red Dog Investments & Kyle Grant

A request for approval of a variance from the minimum 50-foot lot width generally required on lots in Residential District - 5000 (RD-5) zoning districts, to allow the creation of three new lots

which are proposed to have lot widths of only 46.8 feet, 46.8 feet, and 49.48 feet, respectively. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

In response to questions, Mr. Hilgemeier stated that no neighbors of the subject property had filed any complaints to the proposed variance.

The public hearing was opened.

Ms. Renae Saddler, 3209 Stampede Street, Bryan, Texas, came forward to speak in opposition to the request. Ms. Saddler raised concerns about new multi-story student housing in what has traditionally been a single-family residential neighborhood, and on-street and off-street parking issues that may coincide with such new housing.

The public hearing was closed.

Commissioner Gonzalez moved to approve Planning Variance PV15-01. The motion failed due to the lack of a second.

Commissioner Gutierrez moved to deny Planning Variance PV15-01. Commissioner Hardeman seconded the motion.

The Commission discussed the following:

- Housing density will be compromised in the neighborhood.
- The neighborhood is a well-kept residential neighborhood would be compromised by the development of student housing and the parking that would accompany such development.
- A beautiful and mature tree would have to be removed for development on one of the proposed lots.
- Since the applicant is not in attendance, questions concerning the intended use of the subject property cannot be answered and therefore the Commission must make their decision without further information from the applicant.

The motion passed unanimously.

b. Replat RP14-29: Revised Oak Terrace Addition – Block 4

Proposed Replat of Lots 2 and 3 in Block 4 of the Revised Oak Terrace Addition and a portion of and abandoned alley in Block 9A of the Highland Park Addition. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Service Department). Based on the Commission's denial of PV15-01, staff recommends denial of RP14-29 as the proposed replat does not comply with all applicable standards of adopted ordinances.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gonzalez moved to deny Replat RP14-29. Commissioner Gutierrez seconded the motion and the motion passed unanimously.

7. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).

a. Conditional Use Permit CU14-16: J.C. Wall

A request for approval of a Conditional Use Permit, to allow a 9-unit multi-family residential development on property zoned South College - Business District (SC-B), specifically on 0.445 acres of vacant land at the south corner of South College Avenue and Watson Lane, being Lot 1 in Block 3 of the Watson Lane Townhome Subdivision in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

In response to questions, Mr. Hilgemeier responded:

- The proposed development will face South College Avenue.
- The proposed development will feature a 10-foot wide sidewalk along South College Avenue.

The public hearing was opened.

Mr. J.C. Wall, 5839 Foster Road, Bryan, Texas, applicant, spoke in favor of the request.

In response to questions, Mr. Wall responded:

- Some of the proposed condos have already been pre-leased by future tenants.
- Attempts to sell the proposed property for retail use have not been successful in the past year due to lack of automobile access off of South College Avenue.

In response to questions from the Commission, Mr. Hilgemeier stated:

- Due to the zoning in the area, commercial buildings are required to have their parking in the rear of the property, further hindering the sale of the property for commercial development.

The public hearing was closed.

Commissioner Madison moved to approve Conditional Use Permit CU14-16, subject to the following conditions:

- 1. That a site plan fulfilling all the technical requirements for development of a multi-family structure on the subject property, including, but not limited to public water/sewer utility extensions, storm water management, landscape plan and analysis and on-site traffic circulation, shall be approved by the City of Bryan's Site**

- Development Review Committee (SDRC), before any building permits are issued.
2. That any such site plan shall substantially conform to the conceptual site plan and building elevations that are attached to this staff report.
 3. That 80% of the front and side façades visible from a public right-of-way consist of a variation of stone and masonry.
 4. That the façade facing South College Avenue shall have changes in plane with a depth of at least 24 inches at intervals no less than 15 feet and no greater than 30 feet.
 5. That a minimum of 2 windows are installed on the dwelling units that will have facades visible from a public right-of-way.
 6. That no more than 50% of the roofline facing South College Avenue as well as to the southwest (rear) of the project may be at the same elevation.
 7. That a 3-foot tall wrought iron perimeter fence with masonry columns located at the property corners and every 50 feet shall be installed along the property line adjoining South College Avenue.

and to adopt the written staff report and analysis as the report, findings and evaluation of the Commission. Commissioner Bienski seconded the motion.

The Commission discussed the following:

- This is a tough decision as the Commission wanted to see commercial development in the subject area.
- Residential housing will be a good alternative.
- Zoning restrictions affecting off-street parking locations may make commercial development of the subject property difficult.

The motion passed unanimously.

Commissioner Gonzales left the meeting at 6:40p.m., a quorum still being present.

b. Conditional Use Permit CU14-17: Hidden Creek RV Resort, LLC

A request for approval of a Conditional Use Permit, to allow a proposed RV Park use ("Hidden Creek RV Resort") on land zoned Agricultural – Open District (A-O), specifically on 4.31 acres of land out of Stephen F. Austin League #10 adjoining the southeast side of East State Highway 21, approximately 300 feet to 650 feet southwest from its intersection with Marino Road and currently addressed as 5780 and 5808 East State Highway 21 in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Madison moved to approve CU14-17, subject to the following conditions:

- 1. That freestanding signage for the RV park development shall limited to 85 square feet in total area, have a maximum height of 15 feet and must be set back a minimum of 20 feet from the back of the pavement along East State Highway 21.**
- 2. That additional landscaping of one canopy tree and two non-canopy trees shall be installed for every 25-feet of the shared property line between the subject property and the adjacent residential use to the south of the subject property to serve as a visual buffer. This shall be in addition to any landscaping required by the Land and Site Development Ordinance.**
- 3. Submission of an amended site plan that shows all landscaping required to be installed for this project.**

and to adopt the written staff report and analysis, as the report, findings and evaluation of the Commission. Commissioner Gutierrez seconded the motion.

The Commission discussed the following:

- The plan looks aesthetically appealing for the corridor along which the property borders.

The motion passed unanimously.

8. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning RZ14-22: Miguel Nieto

A request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on 0.52 acres of land currently addressed as 2210 West State Highway 21 and adjoining the northwest side of West State Highway 21, north from its intersection with Carver Street, being a part of Lot 6 in the Park Heights Addition in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Service Department). Staff recommends approval of the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Hickle moved to recommend approval of RZ14-22 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and

evaluation of the Commission. Commissioner Bienski seconded the motion.

The motion passed unanimously.

9. PROPOSALS TO AMEND THE CITY OF BRYAN COMPREHENSIVE PLAN (Commission makes recommendation; City Council has final approval).

a. Comprehensive Plan Amendment CPA14-04: City of Bryan

A proposal to amend the City of Bryan's Thoroughfare Plan in the area generally located south of Sandy Point Road and Texas State Highway 21 between Harvey Mitchell Parkway/Texas State Highway 2818, north of Raymond Stotzer Parkway / Texas State Highway 50 and east of the Brazos River. (R. Haynes)

Mr. Randy Haynes presented the staff report (on file in the Development Services Department). Staff recommends approval of the request.

Ms. Lauren Crawford reminded the Commission that per the Affidavit filed; Commissioner Hardeman would be abstaining from deliberation and voting on proposed Thoroughfare Plan amendment item no. 29 of CPA14-04.

Commissioner Hickle thanked the planning staff on their hard work pertaining to CPA14-04.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Hickle moved to recommend approval of all but amendment item no. 29 of CPA14-04 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gutierrez seconded the motion and the motion passed unanimously.

Commissioner Hickle moved to recommend approval of amendment item no. 29 of CPA14-04 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of this Commission. Commissioner Gutierrez seconded the motion and the motion passed with a vote of 7-0. Commissioner Hardeman abstained from deliberation and voting on this item.

10. ADJOURN.

Without objection, Commissioner Hickle adjourned the meeting at 6:55 P.M.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the 5th day of **February, 2015.**

A. S. Hickle, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Manager and Secretary to the
Planning and Zoning Commission

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